

Apartment for Sale in Lecce Salesiani € 235.000 Ref. CBI069-835-133252



170 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5

LECCE

In the heart of the renowned Salesiani neighborhood, we offer for sale a spacious **apartment** of approximately 160 sqm located on the **ground floor**, complete with a convenient 23 sqm **garage** in the basement.

Inside, the property opens into an entrance hall that well connects the various rooms.

The living area hosts a **large living room**, an **eat-in kitchen**, a **dining room**, a **study**, a comfortable **veranda**, and a **bathroom**. The sleeping area consists of **three spacious double bedrooms** and a second bathroom. Depending on your needs, the study can easily be converted into a **fourth bedroom**.

A convenient **storage room** completes the layout.

The window frames are in aluminium with double glazing and have been recently replaced.

The **location** is one of its key highlights: the area offers all kinds of amenities, including schools, shops, and green spaces, allowing you to enjoy maximum convenience in your daily life.

What further enhances this property is its **exceptional versatility**. Indeed, it is ideal both as a **family residence** and as a



professional firm.

The generous square footage offers maximum comfort for a family looking for a spacious home in one of the best-served areas of Lecce, just a short distance from the city center. At the same time, the large entrance hall is perfect as a reception area with a waiting room, while the various rooms can easily become elegant private offices or medical, legal, and consulting practices.

Completing the property is a convenient **garage** of approximately 23 sqm in the basement, a real added value in one of the city's most desirable residential areas.

An interesting opportunity for those looking for space, a strategic location, and great potential for value enhancement and investment.

For information and viewings, please do not hesitate to get in touch!

Property Informations

Address: Piazzetta Eugenio Montale	Zip code: 73100
Livable surface: 160.00	Bedrooms: 4
Bathrooms: 2	Rooms: 5
Internal condition: Good	Floor: Ground floor
Total floors: 5	Lift: Yes
Date of construction: 1980	Current condition: Available after the deed of sale
Condominium costs: € 60	Sea distance: 12.000 meter
Kitchen: Eat-in kitchen	Garage: for one car, 23 sq.m

Features

Antenna: Independent	SAT Tv: Independent	Storage
High-speed internet connection	Fastweb connection	Air conditioning
Electric system: Compliant with the regulations in force at the time of installation	Shower	Wooden fixtures
Airport distance	Shops distance or nearest city	

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			







